

130.A

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

509,100 / 509,100

USE VALUE:

509,100 / 509,100

ASSESSED:

509,100 / 509,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		IRVING ST, ARLINGTON

## OWNERSHIP

Owner 1:	VAN GELDER ELIZABETH	Unit #:	1
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Owner 2:	
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Owner 3:	
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Street 1:	11 IRVING ST #1
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	
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Postal:	02474	Type:	
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## PREVIOUS OWNER

Owner 1:	STERNBERGH LYNN -
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Owner 2:	DONOGHUE ROBERT ALAN -
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Street 1:	11 IRVING ST #1
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474
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## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1110 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7417																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	509,100			509,100		
							240426
							GIS Ref
							GIS Ref
							Insp Date
							07/23/18

1 of 1

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: BROWN				A Kits:	Rating:													
View / Desir: N - NONE				Fpl: 1	Rating: Very Good													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1923	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict: G14		Fact: .		Floor: 1 - 1st Floor														
Const Mod:				% Own: 43.000000000														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2	1					
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	4.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ: 390.286														
Int vs Ext: S				Other Features: 75000														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.04999995														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 533628														
% Com Wall:	% Sprinkled:			Depreciation: 24547														
				Depreciated Total: 509081														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 130.A-0001-0011.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	